

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Special Permit #1237A:

DATE: September 28, 2001

PROPOSAL: Request to allow a 40 square foot ground sign in the front yard, associated with a Special Permit for a parking lot.

WAIVER REQUEST: None, location in the front yard is requested. However, only City Council can permit such sign size and location in a front yard.

LAND AREA: 34,125 square feet, more or less

CONCLUSION: This application is generally in conformance with the Comprehensive Plan and meets the provisions of the special permit if Change of Zone #3347 is approved by the Council.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 36, 37 and 38, Block 1, Bishop Heights located in the SW1/4 of Section 6, Township 9 North, Range 7 East, Lancaster County, Nebraska.

LOCATION: Generally located on the northeast corner of South 27th Street and Woods Blvd.

APPLICANT: U S Bank

OWNER: U S Bank

CONTACT: Mark A Hunzeker
1045 Lincoln Mall
Lincoln, NE 68508
(402) 476-7621

EXISTING ZONING: R-1 Residential

EXISTING LAND USE: Parking lot and landscaping

SURROUNDING LAND USE AND ZONING:

North: R-1 Residential Parking lot and open space

South: R-1 Residential Open space, commercial south of Woods Blvd.

East: B-1 Local Business

Commercial

West: R-1 Residential

Single family residential

ASSOCIATED APPLICATIONS: Change of Zone #3347, text amendment

HISTORY:

Change of Zone # 3340. from, R -1 Residential to B-1 Local Business, was heard by the Planing Commission on **October 3rd, 2001**. Planning Commission recommended Denial on **October 31, 2001**. This is currently on hold at the City Council.

Change of Zone #2346 from R-1 to B-1 to allow the installation of an automatic teller machine was approved by the City Council **August 24, 1987**.

On **August 31, 1987** City Council approved Special Permit #1237 to allow construction of a parking lot for 17 parking stalls. The area of the special permit extends to S. 27th Street. A landscape plan in excess of minimum design standards to screen the parking lot from 27th Street was required.

Change of Zone 2227 from R-1 to B-1 was approved by City Council in **March 1986**. This change of zone was to allow the expansion of bank offices.

In **1979** the zoning was changed to R-1, Residential and B-1, Local Business.

Prior to **1979** the zoning was A-1, Single Family Dwelling District and G, Local Business District.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan reflects the existing zoning and designates this site as Residential.

The Comprehensive Plan identifies goals for Neighborhood Centers. One goal is to “maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with but not intrusive upon residential neighborhoods.”

UTILITIES: Available

TOPOGRAPHY: This site has a slight rise to the east of 27th Street.

TRAFFIC ANALYSIS: S. 27th Street is a Principle Arterial.

PUBLIC SERVICE: Full city services

REGIONAL ISSUES: None

ENVIRONMENTAL CONCERNS: Visual impact

AESTHETIC CONSIDERATIONS: Visual impact

ALTERNATIVE USES: A ground or pole sign in the B-1 zoned area of the premise.

ANALYSIS:

1. This request requires the approval of Change of Zone #3347 to allow the larger sign in the front yard setback.
2. This request is to amend Special Permit # 1237, a parking lot in the residential district, to allow a 35.6 square foot ground sign to be located 15' from the 27th Street property line and 28' from the Woods Boulevard property line. The required setback is 30'.
3. When this development was approved, a 100' buffer strip of residential zoning was provided. Newer commercial districts such as the B-2 and B-5 have a 50' landscaped front yard requirement.
4. The B-1 district allows pole and ground signs, per frontage. The B-2 does allow council to adjust the signs and allow a sign in the front yard.
5. During the discussion on the change of zone to B-1 (#3340), the applicants attorney indicated they would remove the existing pole sign and limit the premise to this one sign in lieu of other pole or ground signs. This permit reflects that compromise trade-off.

CONDITIONS:

Site Specific:

1. This approval permits one 40 square foot, 7' high, ground sign, in the front yard, as shown on the approved site plan. This is in lieu of any other pole or ground sign on the premise.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

- 2.1.1 Revise the site plan to include all of Special Permit # 1237 as amended by this approval.
- 2.1.2 5 copies of the approved site plan.
- 2.2 The City Council approves Change of Zone #3347.
- 2.2 The construction plans comply with the approved plans.

STANDARD CONDITIONS:

- 3. The following conditions are applicable to all requests:
 - 3.1 Before constructing this sign all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
 - 3.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

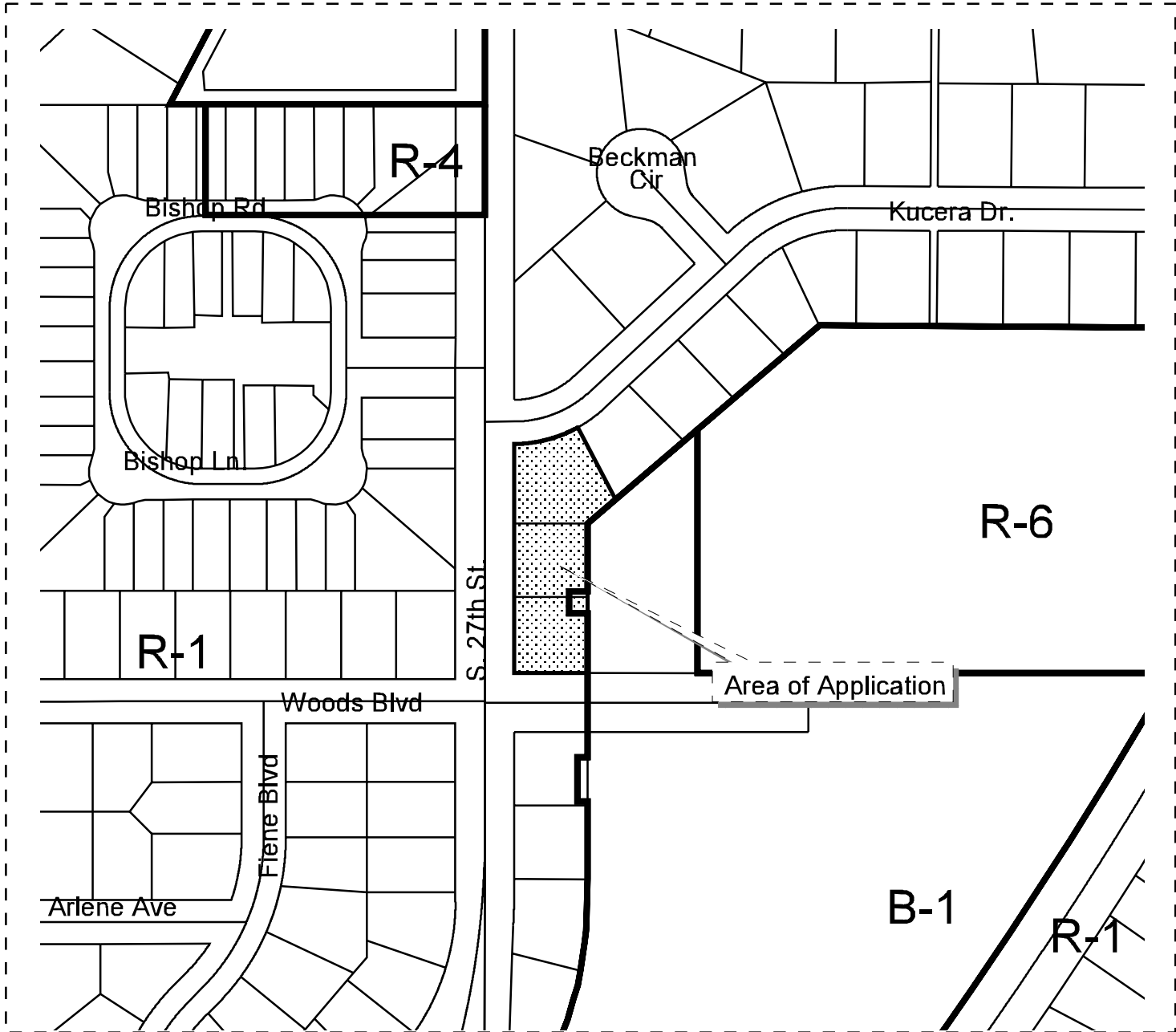
Mike DeKalb. AICP
Planner



Special Permit #1237A
S. 27th & Woods Blvd.

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

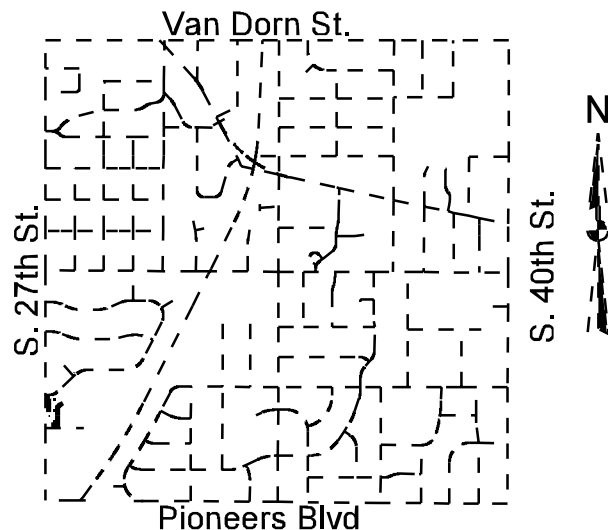
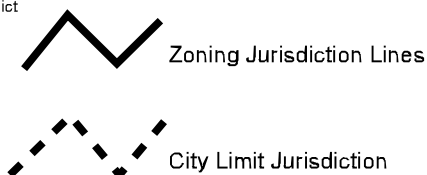


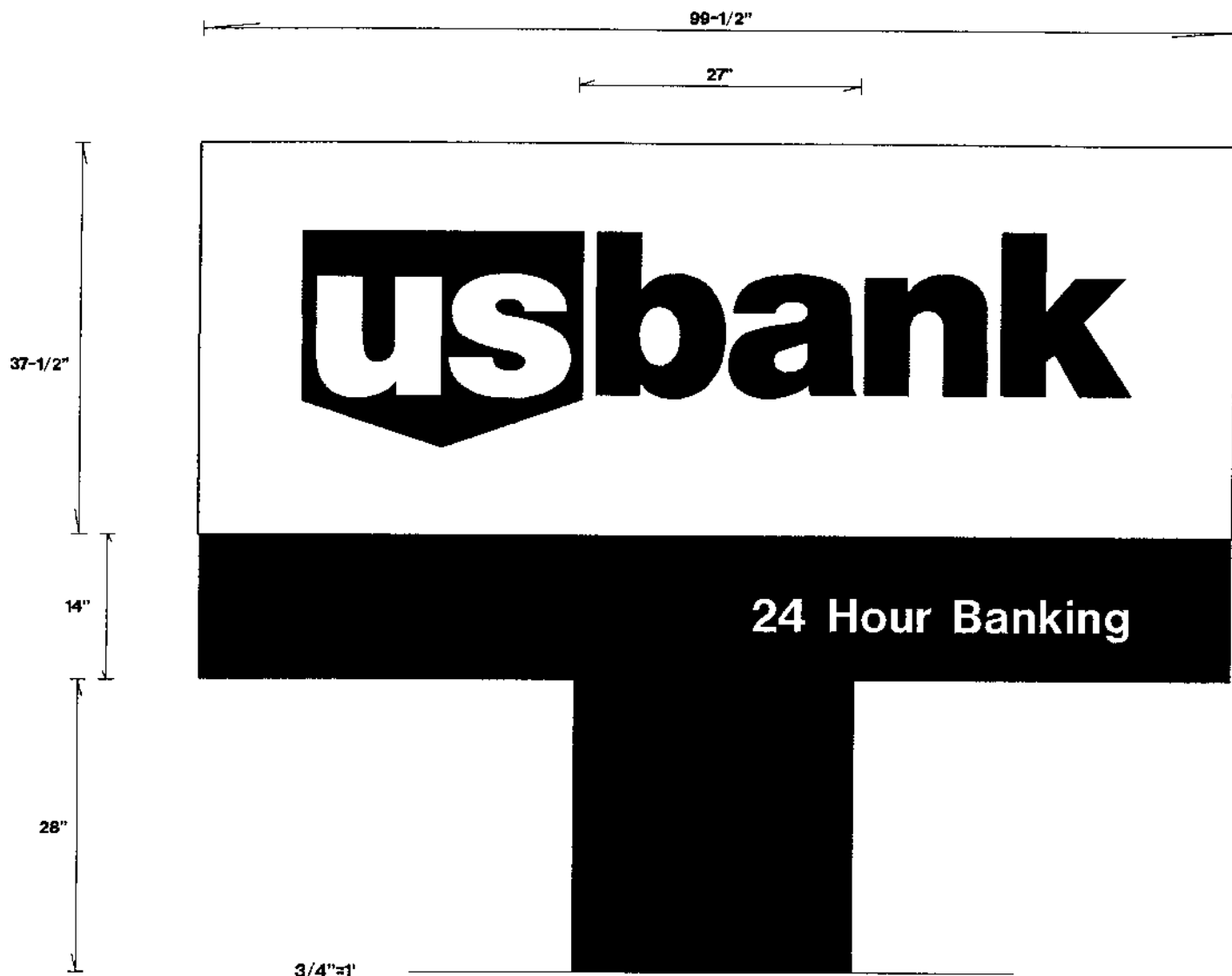
Special Permit #1237A S. 27th & Woods Blvd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 6 T9N R7E





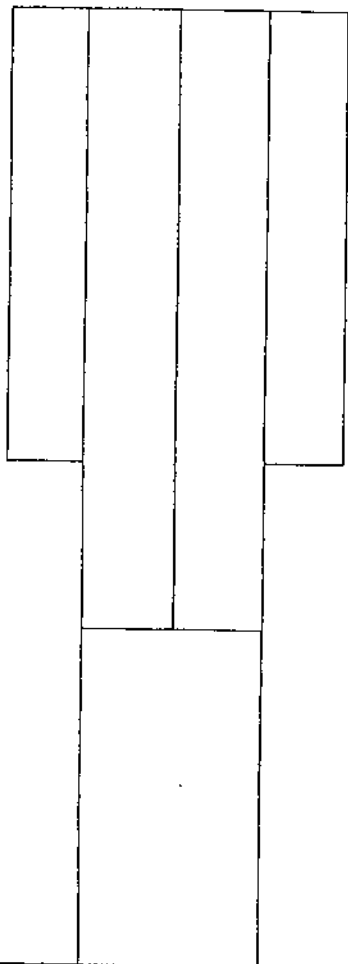
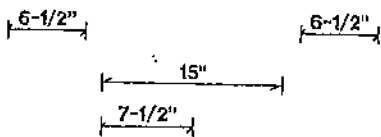
NEW - DOUBLE FACED - INTERIOR ILLUMINATED - GROUND SIGN

NOTE: COMPUTER GENERATED DRAWING IS INTENDED TO BE AN APPROXIMATE REPRESENTATION OF ACTUAL COLORS AND IMAGES

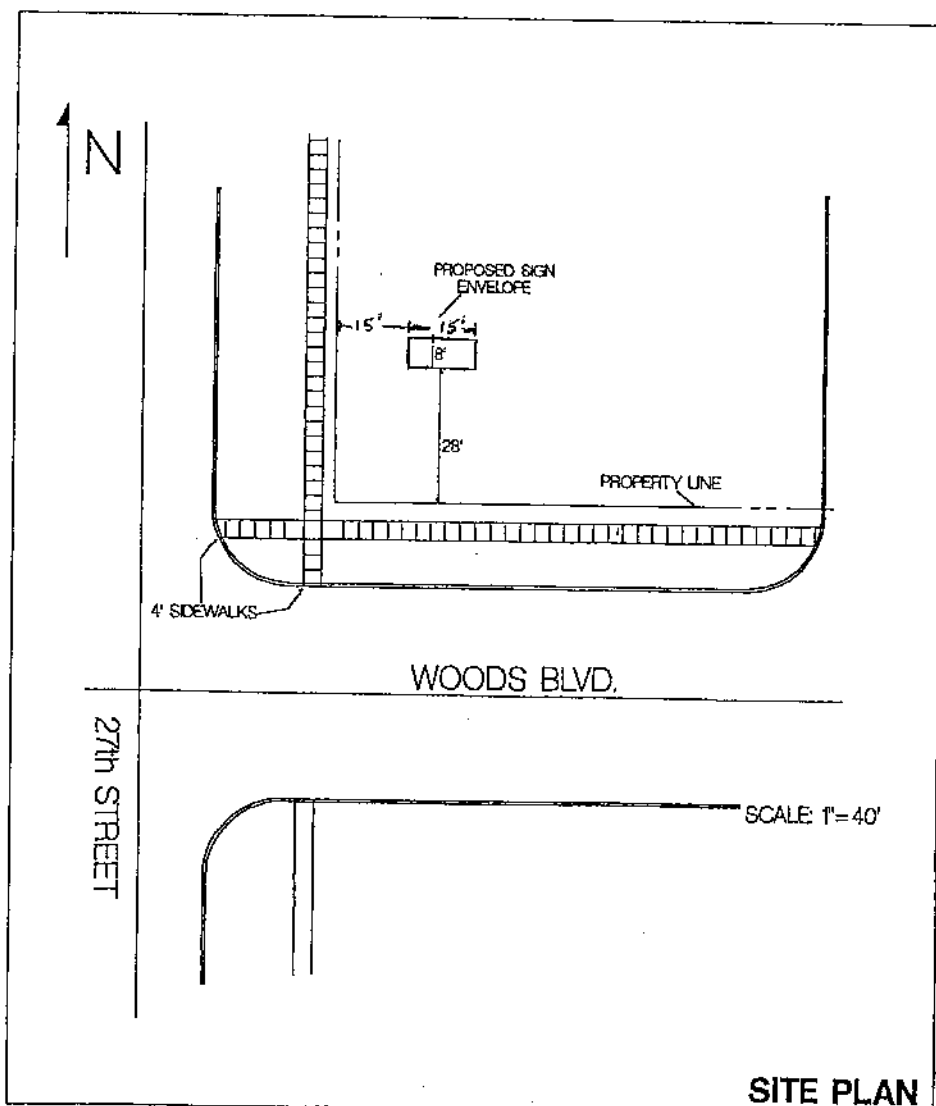
CLIENT	US BANK	SALESPERSON	THOMPSON	HARDCOPY	X
ADDRESS	BISHOP HEIGHTS	ARTIST	ENGLAND	SITE PLAN	
CITY	LINCOLN	SKETCH NO.	02566	PHOTO	
STATE	NEBRASKA	SCALE	NOTED	CLIENT APPROVAL	
		DATE	03/01/01	DATE	

The proposed advertising display has been created from a survey and analysis by our qualified representatives and designers. It is an original drawing created by Nebraska Neon Sign Company. All customers are advised that the design is the exclusive property of Nebraska Neon Company and that any use of the signs without written permission is strictly forbidden.

COMPUTER FILE (US BANK BISHOP HTS) Lir



SIDE VIEW

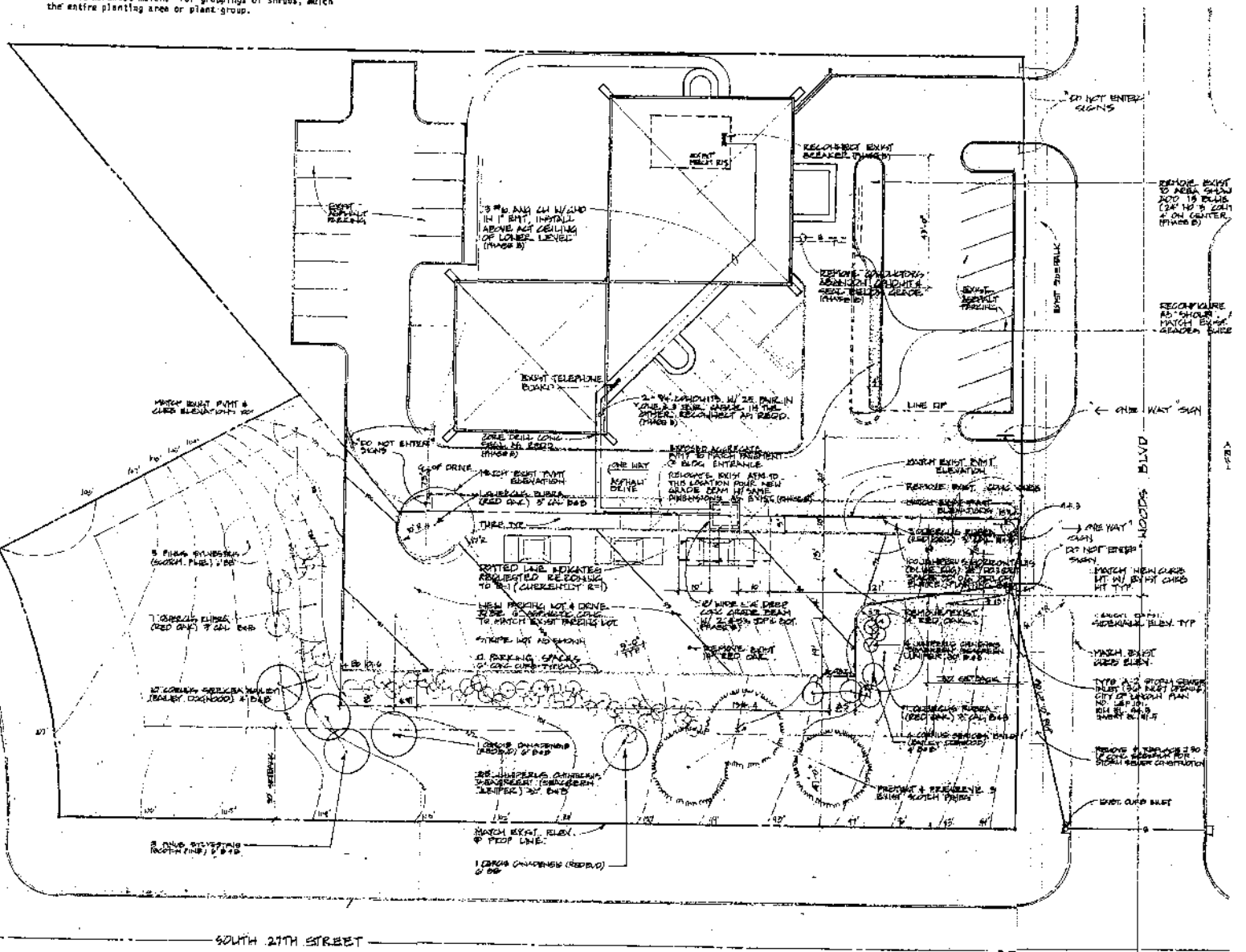


Neon
aska Sign Company
 1111 North 21st Street FAX (402) 476-3461
 Lincoln, NE 68506 Ph. (402) 476-6563
 Nebraska 68501

NOTE: Distribute 6" min. of dark loam topsoil over all planting areas (including turf areas).

Sod all disturbed areas with bluegrass blend.

Mulch all newly installed plant material with 3" min. shredded hardwood mulch. For groupings of shrubs, mulch the entire planting area or plant group.



SOUTH 27TH STREET

42

SITE PLAN
SCALE 1" = 20'

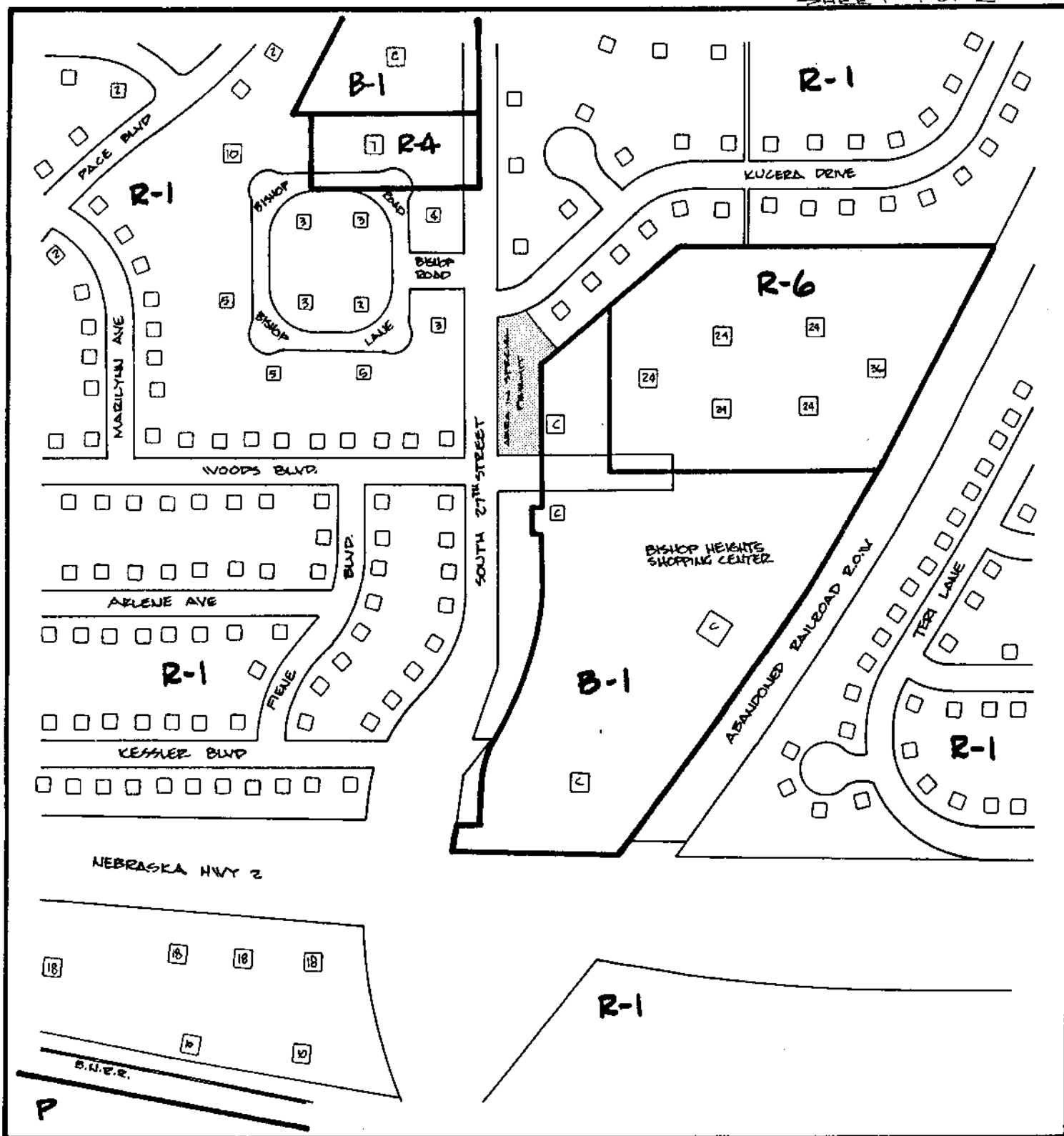
Existing Special Permit
1237

SPECIAL PERMIT # 1237A

PARKING LOT

DATE: 6/22/87

SHEET 1 OF 2



LAND USE

- ☐ SINGLE FAMILY
- ☐ DUPLEX
- ☐ MULTIPLE (APT.)
- ☐ COMMERCIAL

ZONING

- B-1 LOCAL BUSINESS DISTRICT
- R-1 RESIDENTIAL DISTRICT
- R-4 RESIDENTIAL DISTRICT
- R-6 RESIDENTIAL DISTRICT
- P PUBLIC USE DISTRICT



NORTH
SCALE: 1"=300'

To: Mike Dekalb, Planning Department
From: Mark Canney, Parks & Recreation *MC*
Date: November 19, 2001
Re: U.S. Bank 1237 A

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments at this time.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.



Rodger P Harris

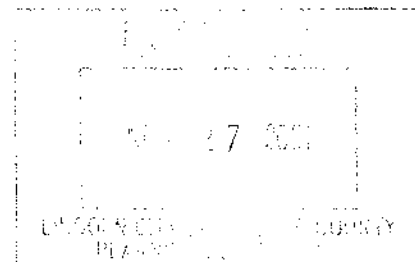
11/26/2001 04:32 PM

To: Michael V Dekalb/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: SP 1237A, U.S. Bank, sign as part of SP.

We have no objection to the above proposed special permit for a sign, if the text change proposed by CZ 3347 is approved.

M e m o r a n d u m

To: Mike DeKalb, Planning Department
From: Charles W. Baker, Public Works and Utilities *BWB*
Subject: Special Permit # 1237, Ground Sign
Date: November 27, 2001
cc: Roger Figard
Nicole Fleck-Tooze



The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed ground sign for US Bank located at South 27th Street and Woods Boulevard. Public Works has no objections. The proposed sign is located outside of the required sight triangles for traffic safety.